

ADOPTED

MEMORANDUM

APRIL 15, 1993

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
BEVERLEY JOHNSON, ASSISTANT DIRECTOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
RALPH CAHILL, ASSISTANT GENERAL COUNSEL

SUBJECT: SOUTH END TECHNOLOGY SQUARE PROJECT, MASS R-56, ORDER
OF TAKING; PARCEL Z A PORTION OF PARCEL 46B

SUMMARY: This memorandum requests approval for the Authority to readopt an Order of Taking for Parcel Z (a portion of Parcel 46B) to be conveyed to University Associates Limited Partnership pursuant to agreement. This Order of Taking was previously adopted by the Authority on February 11, 1993, but could not be recorded within the statutory thirty day period because we were awaiting the Commonwealth's deed into the City.

University Associates Limited Partnership ("University Associates") was designated by the BRA as redeveloper of Parcel 46B of the South End Urban Renewal Plan for the development of the project known as the BioSquare Project (formally known as the SETSA Project). Parcel 46B consists of approximately 8.5 acres and is bounded by Albany Street, the Massachusetts Avenue Connector, the flower market and the Boston City Hospital Power Plant (the "Development Property"), all as more fully described in the Land Disposition Agreement dated December 12, 1991 (the "LDA") between the BRA and University Associates.

A substantial part of the Development Property was previously conveyed from the BRA to University Associates, and the balance of the Development Property, Parcel K, is to be conveyed by the BRA to University Associates pursuant to the Roxbury Canal Statute. Parcel K is now owned by the Commonwealth of Massachusetts and will be conveyed by the Commonwealth of Massachusetts to the City of Boston and the BRA to accomplish the eventual transfer to University Associates.

In order to proceed with the construction of the BioSquare parking garage pursuant to the Development Plan approved by the BRA, University Associates desires to acquire a portion of Parcel K at this time. This portion of Parcel K is known as Parcel Z and contains 4,725 square feet.

The completion of the garage, which includes ground floor retail and day care services, will provide indoor parking for those vehicles presently parking on surface lots, and will free up these sites for additional biomedical research development.

In order to assist with expediting the time frame within which University Associates will obtain title to Parcel Z, and thereby the commencement of construction of the Garage, it is proposed that the BRA authorize the taking of Parcel Z from the City of Boston, as provided in the attached Order of Taking.

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority adopt the attached Order of Taking of Parcel Z, a portion of Parcel 46B in the South End Urban Renewal Area.



